SARAH CLARK
PROPERTY CONSULTANTS

17A
CHRISTMAS STEPS, BRISTOL, BS1 5BS

Available 13th October 2026. This delightful three bedroom property is in the prime location of BS1 and is fully furnished.

This is an opportunity to live on one of the best named streets in Bristol - Christmas steps! This is a great location close to all the amenities on Park Row, easy access to Bristol University and on the doorstep to all the bars, cafes, shops and restaurants which complete Bristol City Centre.

This characterful property has the living area on the ground floor - the seating area opens to a kitchen complete with gas hob and electric oven, fridge, freezer, washer dryer and a range of base and wall units and shelving providing ample storage.

On the first floor is bedroom one which overlooks the front of the property. Also there is a bathroom with wc, basin and shower over bath. On the top floor are two further good sized double bedrooms.

This is a bit of a quirky property and is set in a fantastic location for enjoying all that is to offer in Bristol City Centre.

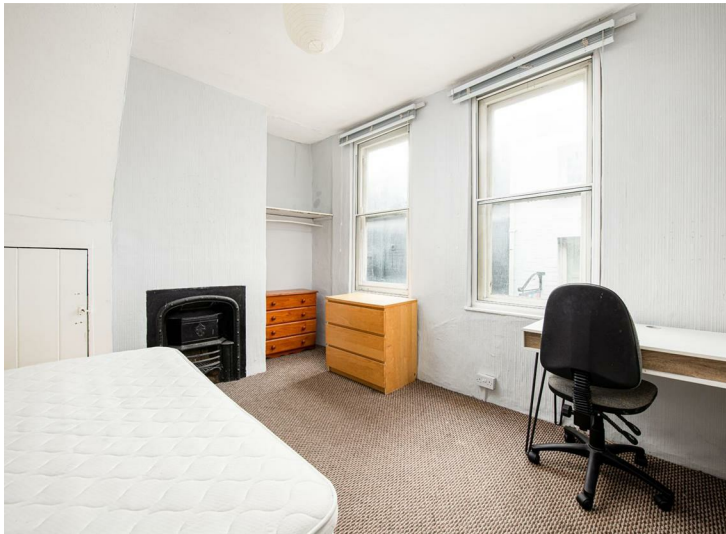
This property would suit students or professional sharers.

Please note there is no parking available at this property.

Rent = £2000
Deposit = £2307
EPC = E
Council Tax Band B

Features

- Available 13th October
- 3 Double Bedrooms
- Fully Furnished
- Character Property
- Close to all amenities of Bristol City Centre
- Walking distance to Bristol University



Kitchen / Diner

This really good size kitchen diner has enough space for a sofa in the dining area.
The kitchen includes a number of low level cupboards providing plenty of storage. There is free standing fridge, and additional integrated fridge and freezer, electric oven and gas hob.

Bathroom

The bathroom consists of a bath with shower over, wc and basin.

Bedroom 1

The first floor bedroom is a good size double with window to front aspect.

Bedroom 2

This bedroom is located on the second floor and is a good size double with window to front aspect.

Bedroom 3

This bedroom is located on the second floor and is a good size double with window to rear aspect.

TENURE

SERVICES

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LOCAL AUTHORITY

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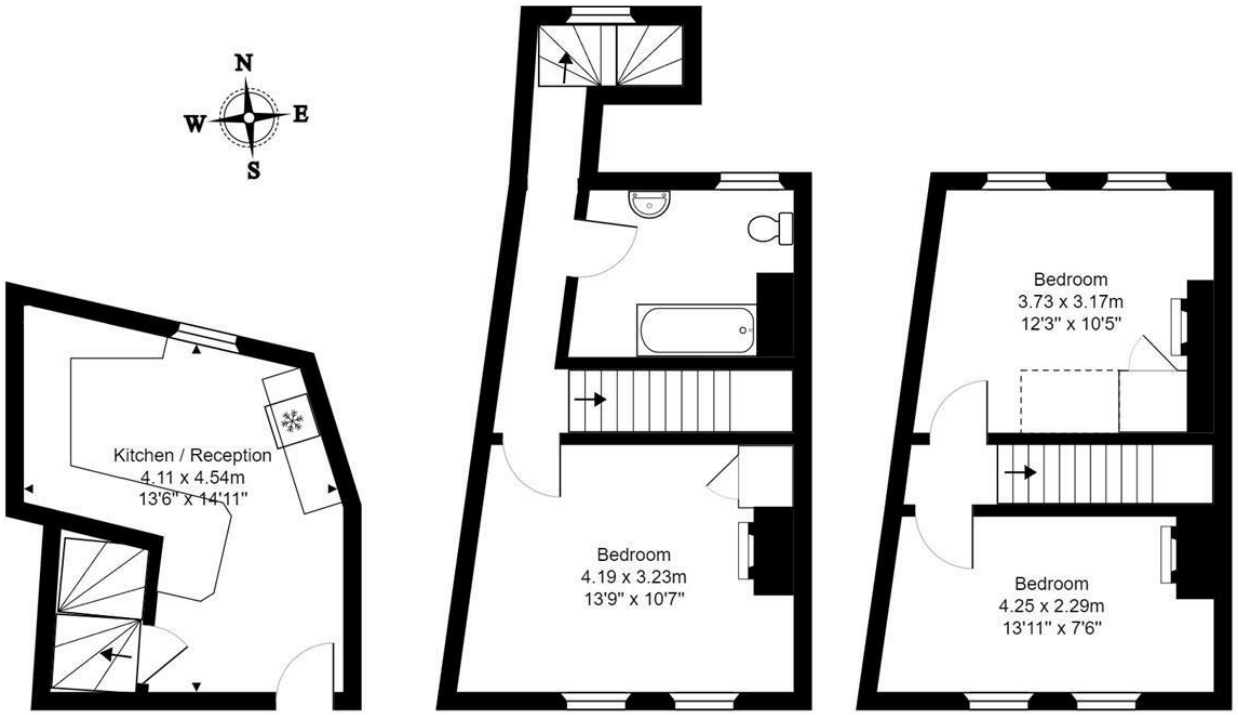

Ground Floor
Area: 17.7 m² ... 190 ft²

First Floor
Area: 28.5 m² ... 306 ft²

Second Floor
Area: 25.9 m² ... 279 ft²

Total Area: 72.1 m² ... 776 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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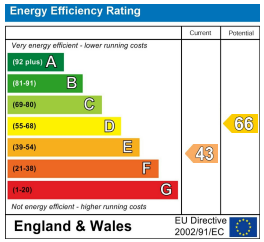

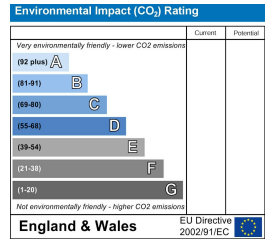

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

SARAH CLARK
PROPERTY CONSULTANTS

t: 0117 4522400
Sarah Clark Property Consultants
159B Whiteladies Road, Clifton, Bristol BS8 2RF

www.sarahclarkproperties.co.uk